

SOUTH WATERFRONT QUARTERLY NEWS

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West Waterfront Project Updates

Riverwalk Extension

Ronald Franks Construction Co, LLC has been awarded the contract for construction of the City View Riverwalk Extension. The extension will lengthen the existing Riverwalk westward by 300 feet and connect the riverwalk to Blount Avenue with a 325-foot-long asphalt greenway.



The extension will consist of tree plantings, irrigation, decorative lighting, site furniture and riverbank stabilization with rip-rap and landscaping. The contractor has started grade work and erosion and sediment controls are in place. Construction of the riverwalk should be completed by this summer.

South Waterfront Pedestrian Bridge

Lawrie and Associates is continuing to perform more detail design work on the pedestrian bridge's main span and its north and south landings. S&ME is continuing the environmental documentation and permitting work. Geotechnical work is beginning and surveying, wind and vibration analysis are being performed.

The preliminary design and environmental work should be completed by September 2014 to satisfy federal grant and TDOT requirements.

The proposed alignment of the pedestrian/bicycle bridge will connect the South Waterfront to the UT campus at the upper level of Thompson Boling Arena.

Fort Dickerson Park

Cannon and Cannon is continuing work on the final design plans for the realignment project at the entrance to Fort Dickerson. The construction plans and documents are approximately 60% complete. The plans include pedestrian signal and crosswalk improvements at the signalized intersection at Chapman Highway and Woodlawn Pike. The City is moving forward with property acquisition necessary for the project.

Because Fort Dickerson Park is part of the 1,000-acre Urban Wilderness Corridor and a Civil War site, the City has included the Legacy Parks Foundation and the Civil War Roundtable in discussion regarding the construction of a retaining wall that will be part of the realignment project.

A public meeting will be scheduled within the next couple of months for the public to review the design plans and to offer additional comments and suggestions on the project.

Single-Family Residential Development

Jones Brothers Construction is continuing construction of a new two-story single-family dwelling at 513 Sunshine Circle.

This project is the first to meet the new SW-1 zoning requirements as part of the South Waterfront's new Form-Based Development Code (FBC) adopted by the City in 2007. The home should be completed this spring.



Welcome!

We hope you are enjoying a lovely East Tennessee spring. Hard copies of this newsletter will be available for review at the South Knoxville and Downtown library branches. For more information, please see the City's website:

cityofknoxville.org/southwaterfront

Contact Us

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Meetings

Knoxville City Council will meet at 7 p.m. on the following Tuesday nights:

April 30, May 14 and 28,
June 11 and 25.

All meetings are in the Main Assembly Room of the City County Building.

East Waterfront Project Updates

Baker's Creek Area

Mr. John Gumpert of Camden Management Partners (CMP) has met with City staff as part of the pre-application process for property development within the South Waterfront Redevelopment (SW-2) District. CMP proposes to construct a luxury apartment development near the Island Home Park neighborhood entrance. A draft traffic impact study performed by CDM Smith was submitted with recommendations to City Engineering and MPC with regard to any potential impacts brought on by the proposed development. The developer will need the results of the traffic impact study in order to move forward into detail site design.

During the pre-application conference, a checklist of items was addressed to meet the requirements and compliance of SW-2 regulations. Final determination for public infrastructure support cannot be forthcoming until this has occurred. At this time, no formal application has been submitted.

Once the site plan receives Development Plan approval from the South Waterfront Administrative Review Committee, Mr. Gumpert will schedule to meet with the neighborhood residents again.

Suttree Landing Park and Streetscape Improvements (Phase 1)

Cannon and Cannon is continuing its constructability review for Suttree Landing Park. Upon completion of its review, the consultant will present recommendations to City staff in regard to project approach and costs associated with addressing potential issues related to constructability and value engineering. The consultant is tasked with completing the design, construction plans, bid specifications, contract documents,

permitting, and construction oversight for Suttree Landing Park. Once the park plans are reviewed, a public meeting will be scheduled to provide an update based on the constructability review and the next steps for preparing the project for bid.

Local funding will be provided to perform Phase 1 work, which includes full build out of the park, Lincoln Landing and phased streetscape improvements for Waterfront Drive, Barber Street and Foggy Bottom Street for access to the park. Construction of the park is anticipated to begin by this summer.

Suttree Landing Park and Streetscape Improvements (Phase 2)

The City has made a request to TDOT to utilize federal funding obligated for South Waterfront projects for the construction of the remaining streetscape improvements associated with the park and the roundabout at Sevier Avenue and Foggy Bottom Street. Because federal funding is involved, the project will follow TDOT Local Government Guidelines, which includes approval of environmental clearance, right-of-way certification, and Utility Coordination before proceeding with construction. Cannon and Cannon is beginning NEPA documentation for environmental clearance.

Suttree Landing Park Temporary River Access — Lease Extension

The City will be renewing its lease with KDCDC so South Knoxville residents can continue to enjoy the put-in area for non-motorized watersports (kayaks and canoes) prior to the construction of the new Suttree Landing Park. The lease will be for one-year or until park construction begins.



Henley Bridge Delay Announced

On Feb. 4, 2013, TDOT Commissioner John Schroer held a press conference to discuss the progress of the Henley Bridge. Prior to the conference, the Commissioner and other TDOT officials met with Mayor Madeline Rogero and Knox County Mayor Tim Burchett to announce that bridge work would be extended and that the bridge is not scheduled to reopen to traffic until Feb. 28, 2014.

Mayor Rogero stated, "I am extremely disappointed that the Henley Bridge opening will be delayed, and I continue to be very concerned about the impact on Chapman Highway businesses and South Knoxville residents. I appreciate Commissioner Schroer's meeting with me and Mayor Burchett to explain why this delay is necessary."

Mayor Rogero and other City officials will remain in close contact with Commissioner Schroer for the duration of the project.

The City will also continue to maintain its South Knox Is Open website, at www.southknoxisopen.com, to encourage support for businesses affected by the bridge closing. Travelers can get the latest information on the Henley Bridge project by accessing our website at www.tn.gov/henley, and by following us on Twitter @HenleyBridge.

The constructability review is under way for Suttree Landing Park.

Funding and a Festival to Help South Knoxville

After the state Department of Transportation's announcement in February about the extended closure of the Henley Bridge (see Page 2), both the City of Knoxville and Knox County announced efforts to support merchants and businesses in the Chapman Highway corridor most affected by the bridge closing.

Knox County Mayor Tim Burchett announced and organized a two-day South-Fest on April 12 and 13, which drew crowds to the stretch of Chapman between the bridge and Moody Avenue. With activities ranging from live musical entertainment to a children's play area and a special screening of the film *October Sky*, the event served as a draw both for South Knoxville residents and for those from all other parts of Knox County. The City was pleased to support the event with logistical assistance and the loan of an outdoor stage.

On March 7, Mayor Madeline Rogero held a press conference with Vice Mayor Nick Pavlis to announce a \$20,000 City grant to help South Knoxville merchants devise and execute a marketing and promotions plan. Mayor Burchett agreed to match the contribution with County funds, and on April 19 State Sen. Becky Duncan Massey announced the state will also be providing \$30,000 in grant money for the effort.



On March 7, Mayor Rogero and Vice Mayor Nick Pavlis joined Council members George Wallace, Mark Campen and Daniel Brown, along with school board member Pam Trainor and Chapman Highway merchants, to announce City and County funding for South Knoxville marketing and promotions while the Henley Bridge is closed.

The nonprofit Legacy Parks Foundation will serve as fiscal agent for the money, but decisions about how to use it will be driven by the members of the Urban Wildemess Arts and Trade District, the merchants association for the North Chapman Highway area. Mayor Rogero also announced the installation of new detour signs on the north side of the river, to help direct traffic across the Gay Street Bridge to Chapman Highway.

"The bridge closure has been very hard on South Knoxville merchants, particularly those closest to the river," said Mayor Rogero. "I live in South Knoxville, and I can see the impact. As soon as we heard the extended construction schedule from the state, we started working on ways we can help promote the area and make sure people in other parts of the city know what's here and how to get here."

EPA Brownfields Assessment Grant Update

Under the EPA's South Waterfront Brownfields Assessment Grant, S&ME has conducted a total of 12 Phase I Environmental Site Assessments (ESA). The goal of this program is to provide environmental assessments that define activities needed to make a site suitable for reuse, and to reduce regulatory delays when a project start-up occurs. Based upon results of the 12 Phase I ESA's, seven (7) of these properties were selected for further assessment. Phase II ESAs are being performed under this grant for the following properties:

- Specialty Metals and Supply Corporation, Scottish Pike
- Cityview Riverwalk Extension (KCDC owned), W. Blount Avenue
- Former Mercy Healthcare Partners (Tennova) (3 parcels), Blount Avenue
- Regal Corporation, Langford Avenue

- Lot4R1 (KCDC owned), Langford Ave., Phillips Avenue

EPA has granted eligibility for each of the Phase II candidate sites for the use of both petroleum and hazardous assessment grant funds as appropriate. Field activities for the 6 properties are currently ongoing and include the sampling and laboratory analysis of various types of environmental media including soil, groundwater, soil gas and ambient air.

Lead-based paint and/or asbestos surveys have also been completed for the following building structures associated with the former Mercy Healthcare Partners (Tennova) properties:

- Professional Building (formerly Baptist) –asbestos and lead paint;

- Professional Building (formerly Blount);
- Baptist Medical Tower-asbestos
- Medical Inn-asbestos and lead
- Eye Institute-asbestos
- Parking Garage-asbestos
- Former Hospital (Wings A, B, and C) – asbestos and lead paint (Wings A and B) only for lead paint
- Henley Community Center-asbestos and lead paint

In addition, remedial planning, geotechnical soil properties testing and waste characterization activities have been performed for certain properties under the grant. Findings from the Phase I and Phase II ESAs and asbestos and lead based paint surveys are forwarded to EPA, the City, and respective property owners upon completion.



Mayor's Budget Address April 26 at Ijams

Mayor Madeline Rogero has selected Mead's Quarry at Ijams Nature Center as the site of her 2013 Budget Address. The annual address and luncheon will be held at noon on Friday, April 26. Mayor Rogero will present a report on the state of

the City, and outline her budget priorities for the 2013-14 Fiscal Year. City Council will hold budget hearings next month. The Budget Address is open to the public.